



PROPERTY DESCRIPTION

Available for auction on November 19, 2025: Strategically located, 4.65-acre property at 3505 25th Avenue (US Highway 49) in Gulfport, Mississippi, boasting 528 feet +/- of frontage on heavily trafficked US Highway 49 (approximately 38,000 vehicles per day). This site offers exceptional visibility and accessibility.

Located less than 3.5 miles from Gulfport-Biloxi International Airport and just two miles north of the Port of Gulfport (the Gulf of Mexico's third-largest container seaport), this property is ideal for various redevelopment projects. The site, fully enclosed by a perimeter fence and adjacent to the Coca-Cola Bottling Company, features eight (8) buildings totaling 37,481 square feet of gross building area, which was formerly a USDA Laboratory.

Property is offered "AS-IS" and "WHERE-IS" at auction, presenting a unique opportunity for savvy investors.

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PROPERTY HIGHLIGHTS

- Positioned on high-traffic US Hwy. 49 (38,000 VPD) at a signalized intersection, unlocking excellent visibility and access.
- Tapping into a thriving trade network, the property is conveniently located near both the Gulfport-Biloxi International Airport and the Port of Gulfport, offering investors seamless logistics and connectivity.
- Major employers in the surrounding area include Lowe's, Coca-Cola Bottling, The Port of Gulfport, Gulfport-Biloxi International Airport, UPS, and Mississippi Power.

OFFERING SUMMARY

Sale Price:	Starting Bid \$250,000
Auction Start Date:	November 19, 2025
Building Size:	37,481 SF
Land Size:	4.65 Acres

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RETAIL BROKERS NETWORK





Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, NOAA

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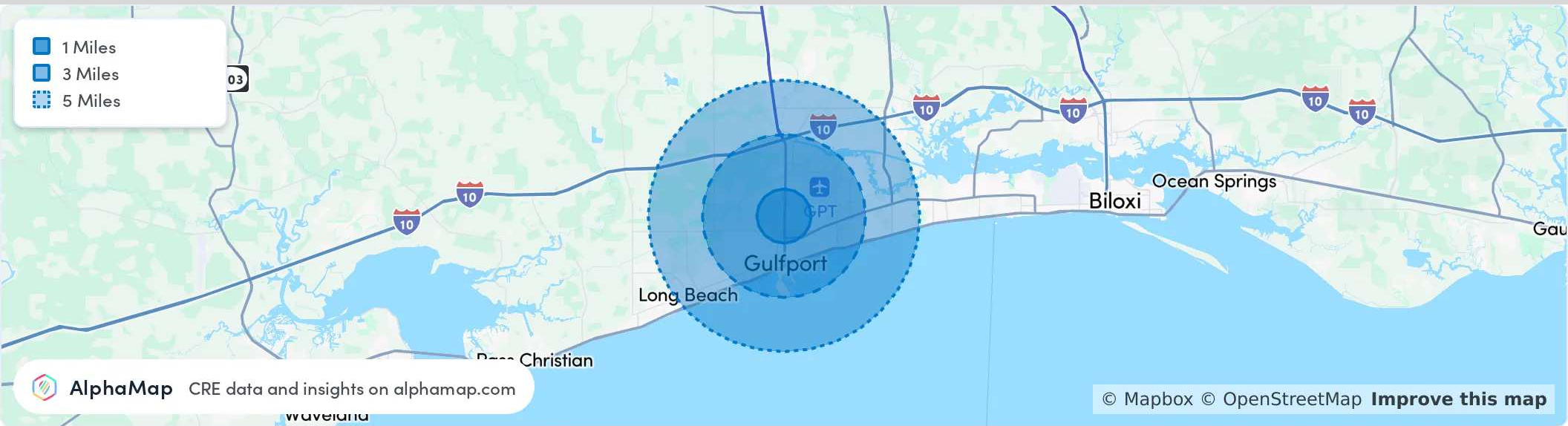
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,879	27,483	72,758
Average Age	38	39	40
Average Age (Male)	38	37	38
Average Age (Female)	39	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,605	11,105	29,175
Persons per HH	2.4	2.5	2.5
Average HH Income	\$38,549	\$51,102	\$68,534
Average House Value	\$127,554	\$163,307	\$213,094
Per Capita Income	\$16,062	\$20,440	\$27,413

Map and demography data derived from AlphaMap